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04-SEP-2026
APPLICATION REF
A007107743

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FENCES. PERMISSION MUST BE
OBTAINED FROM RELEVANT
PROPERTY OWNERS.

BCC DS
LODGED

06/04/2022
APPLICATION REF
A005985038

Client
James Crouch

Project
**PROPOSED RECONFIGURATION
CREATING LOTS 90 & 91**

Canceling Lot 2 on RP58658
being 9 Emeline Street, Kelvin Grove

Scale: 1:200 at A3
Datum: AHD vide GNSS
Contour Int: 0.25m

Locality: Kelvin Grove
LGA: Brisbane City Council
Cadfile: 4494 Proposal Plan

A	INITIAL ISSUE	RAW	02.03.22	RAW
Issue	Description	Drw	Date	Appd

NOTES

(i) This plan was prepared for the purpose and exclusive use of JAMES CROUCH to accompany an application to BRISBANE CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. Sonto Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii),(iii) or (iv) hereof.

(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.

(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.

(iv) This plan may not be copied unless these notes are included.

Proposal Summary

Number of new lots:	2
Total deed area:	506m ²
Intended use of Lots:	Residential

SCALE 1:200 (A3) - Metres

SONTO™

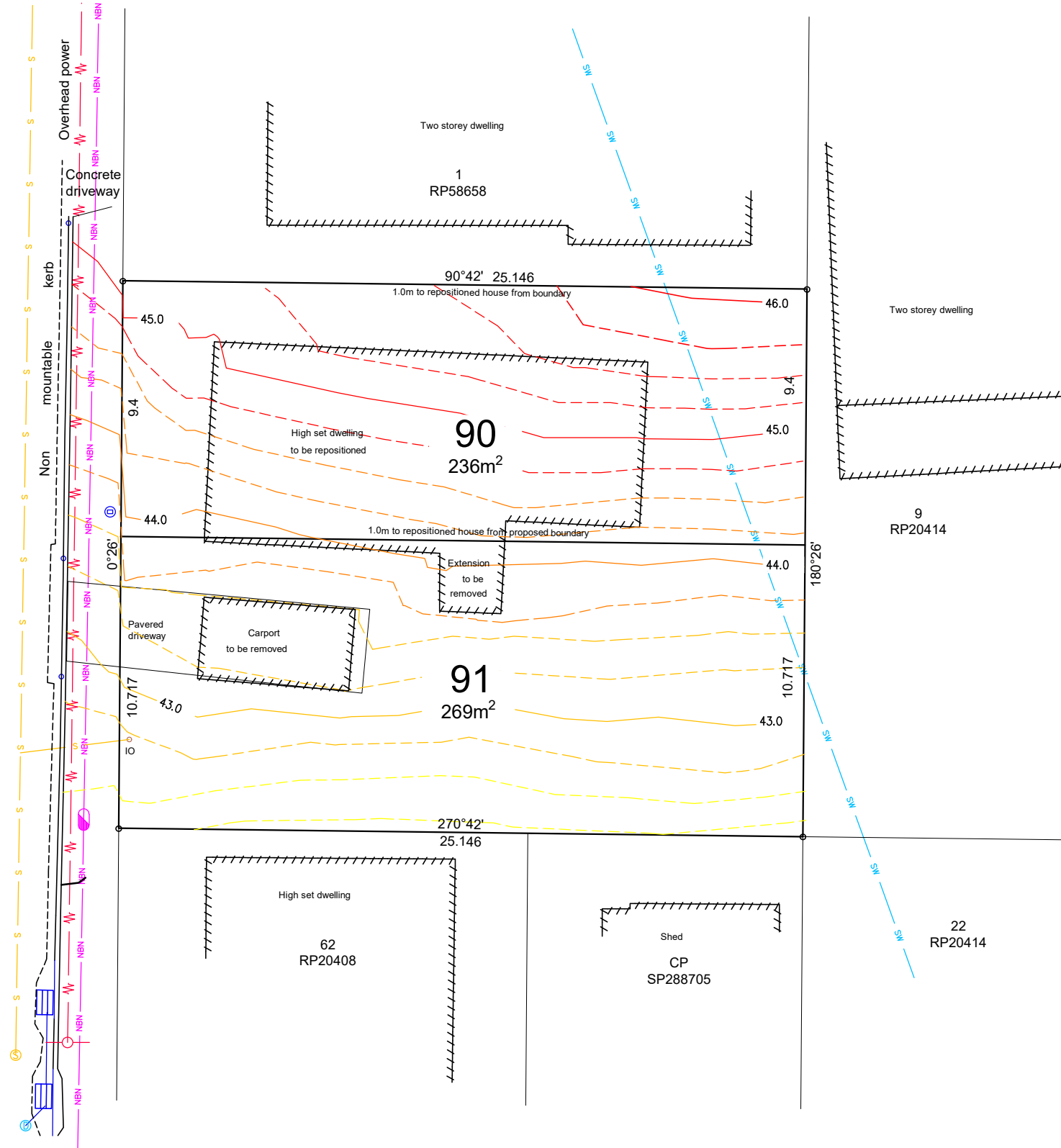
a PO Box 498, Cannon Hill QLD 4170
ph 3186 5959 . e admin@sonto.com.au

Sheet No.
1 of 1

Dwg. No.
4494.04

Issue
A

Street
Emeline

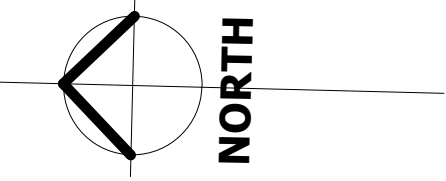


PLANS AND DOCUMENTS
referred to in the
APPROVAL

Dated: **23/12/2022**

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO COUNCIL APPROVAL, SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES & MINES.

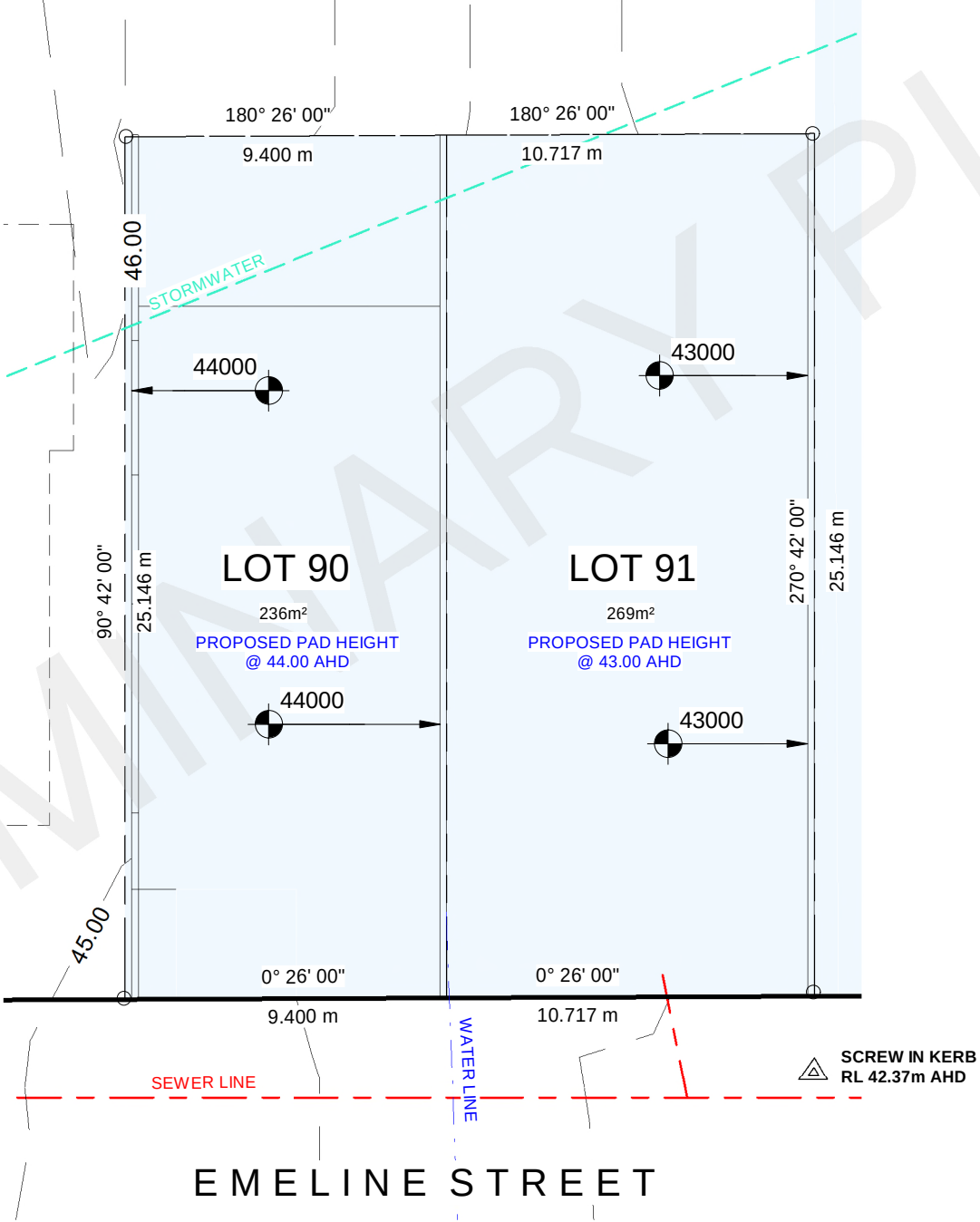
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No	Description	Date
1	CP 1	19/08/22
2	DA	30/09/22

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Notes
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Client:
J. & S. Crouch

Project
Raise & Build in
Under

Site
9 Emeline St,
Kelvin Grove

Sub Division

Sheet Number	02
Project number	22170
Drawn by	JP
Checked by	JH
Wind Category:	N?
Scale	As indicated

1 Site-Sub Division
1 : 200

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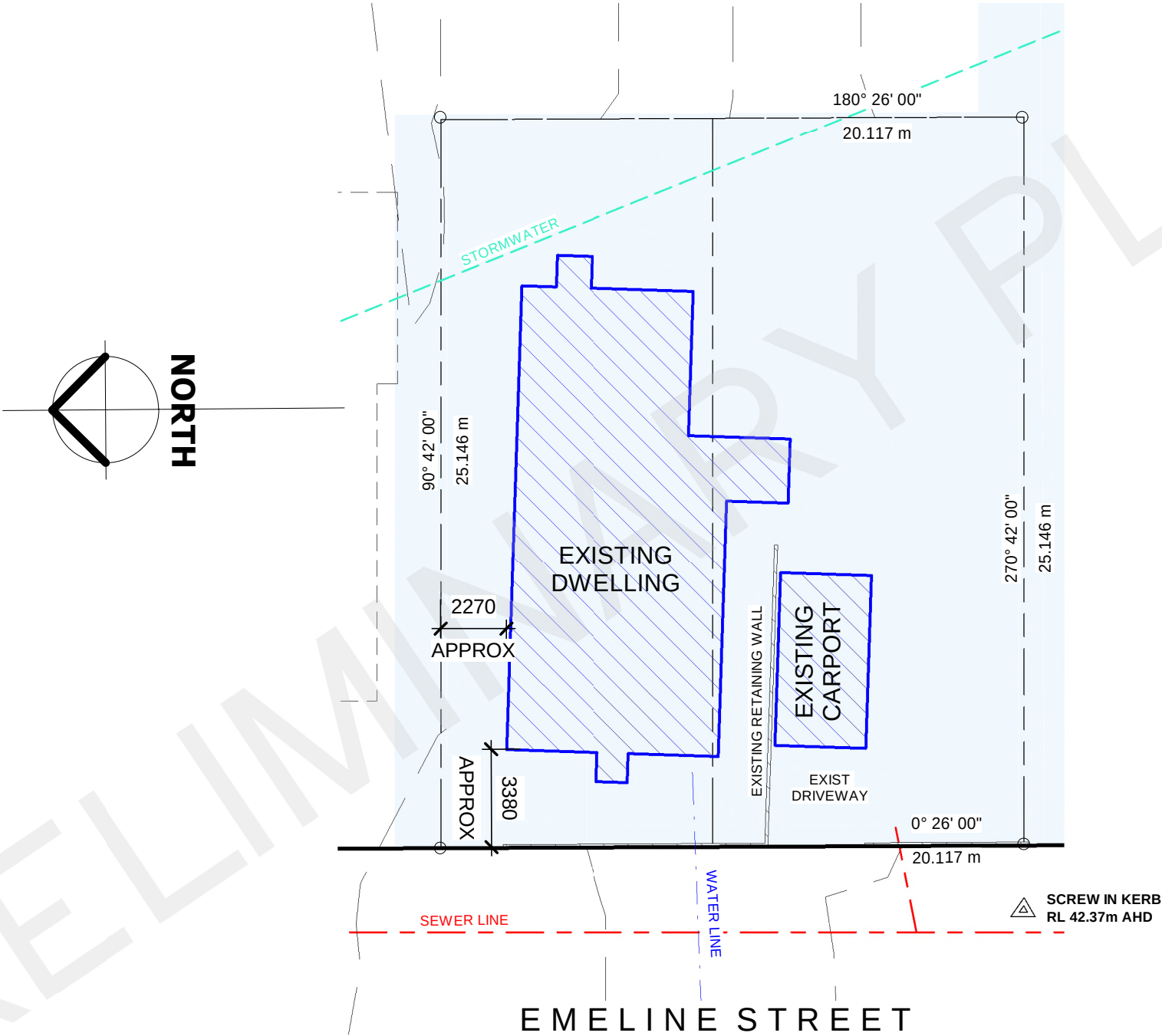
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Project
**Raise & Build in
Under**

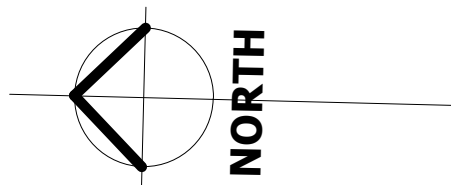
Site
**9 Emeline St,
Kelvin Grove**

Ex Site Plan	
Sheet Number	01
Project number	22170
Drawn by	JP
Checked by	JH
Wind Category:	N?
Scale	As indicated



1 Existing Site Plan
1 : 200

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- CRITICAL NOTES:**
- BUILDER TO CONFIRM ALL DIMENSIONS, HEIGHTS & LOCATION OF SERVICES PRIOR TO COMMENCEMENT OF WORKS.
 - THESE ARCHITECTURAL PLANS ARE TO BE READ IN CONJUNCTION WITH THE SURVEYORS & ENGINEERS PLANS.
 - HOUSE TO BE ROTATED PARALLEL TO THE BLOCK AND TO BE SHIFTED APPROX. 1270mm TO THE LEFT AND 176mm TO THE FRONT OF THE BLOCK.

R.P.D

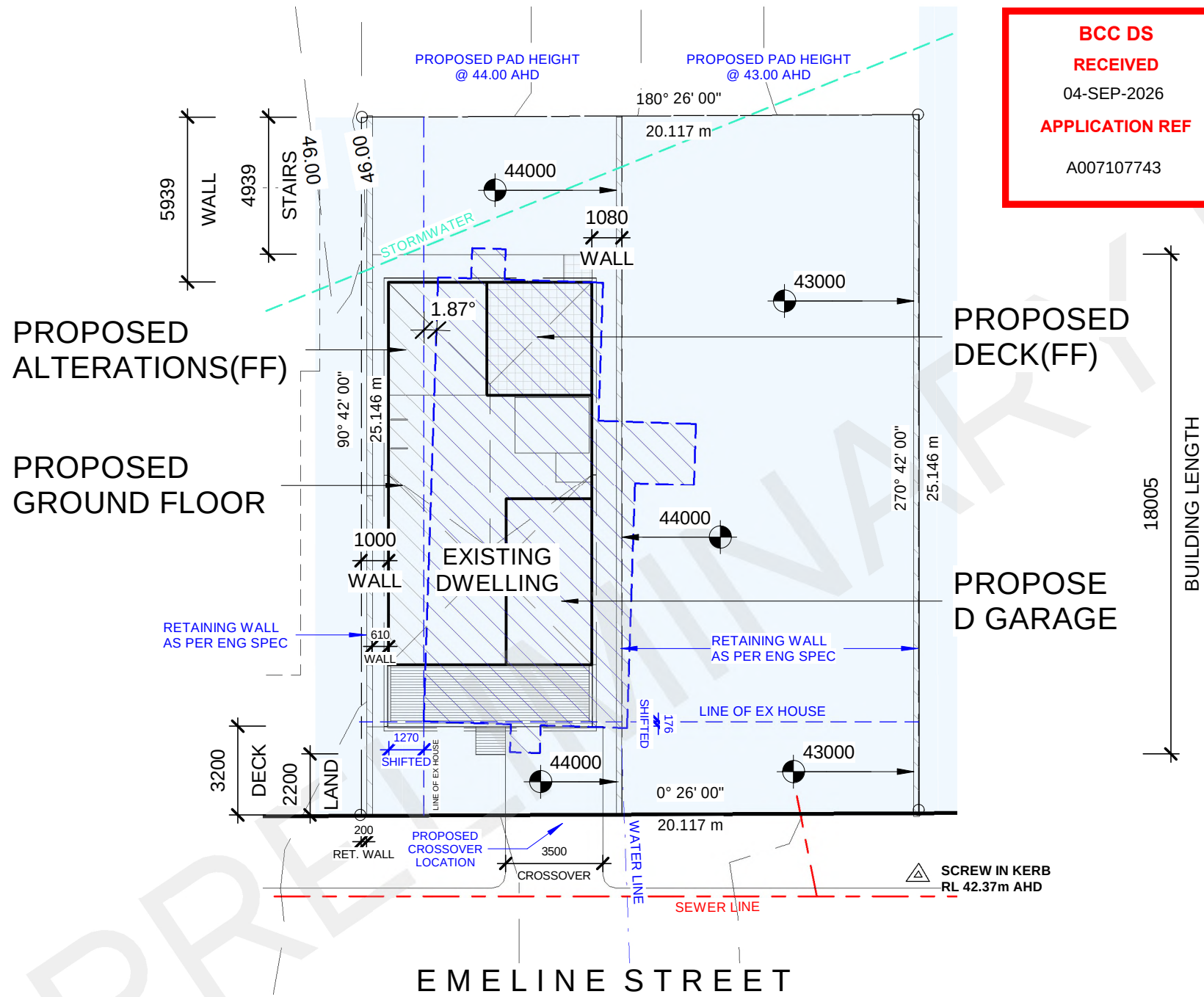
- Lot 2
- RP 58658
- Site Area = 506 sqm
- Local Authority - B.C.C.

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NOTES:

All Drainage to comply with and read in conjunction with the most current N.C.C, A.B.C.B & relevant local REQ'S & standards.
Fall finished ground @1:20 for min 1m around perimeter of Foundations & read in conjunction with most current N.C.C, A.B.C.B, Sustainable Housing Design & Standards & relevant local REQ'S & standards.
Alternative methods of surface water control to be approved by private Certifier prior to instalation.
All Earthworks to be in accordance with most current N.C.C. , A.B.C.B & relevant local REQ'S & standards OR Engineers Specification.
All levels, heights and dimensions to be nominated on these plans are to be confirmed prior to the start of any works by all parties involved.
Driveways to be constructed in accordance with QDC, MP 1.1 & relevant local REQ'S & standards. and local authority REQ'S.

LEGEND:

- OVERLAND FLOW
- EXISTING HOUSE LOCATION



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Client:

J. & S. Crouch

Project

Raise & Build in Under

Site

9 Emeline St,
Kelvin Grove

Site Plan

Sheet Number	03
Project number	22170
Drawn by	JP
Checked by	JH
Wind Category:	N?
Scale	As indicated

Site Plan

1 : 200

1

EXISTING DWELLING TO BE ROTATED APPROX 1.87° TO PARALLEL TO BOUNDARY REQUIRED BOUNDARY SETBACKS. ENGINEER & BUILDER TO CONFIRM PRIOR TO COMMENCEMENT OF WORKS

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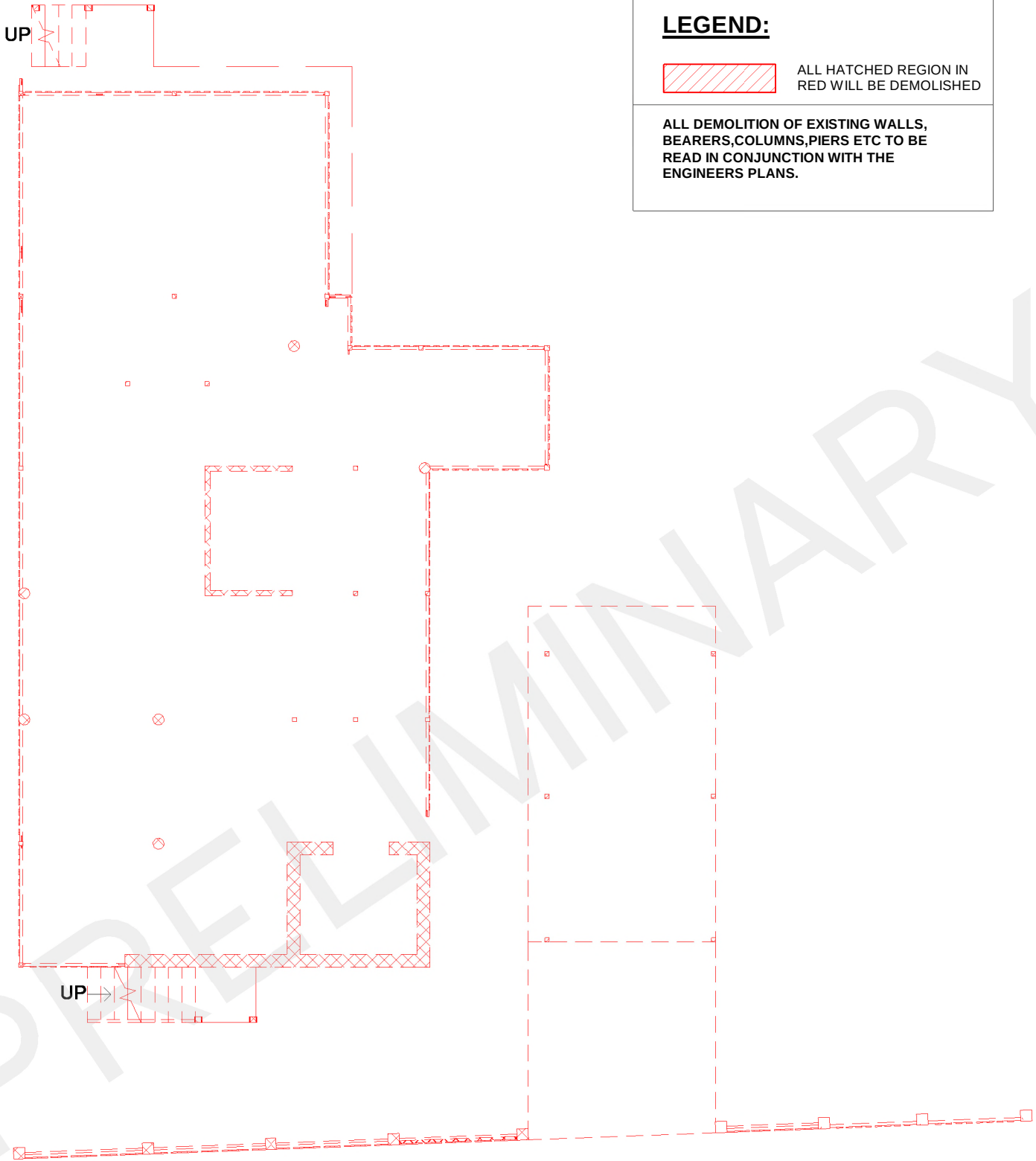
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LEGEND:



ALL HATCHED REGION IN
RED WILL BE DEMOLISHED

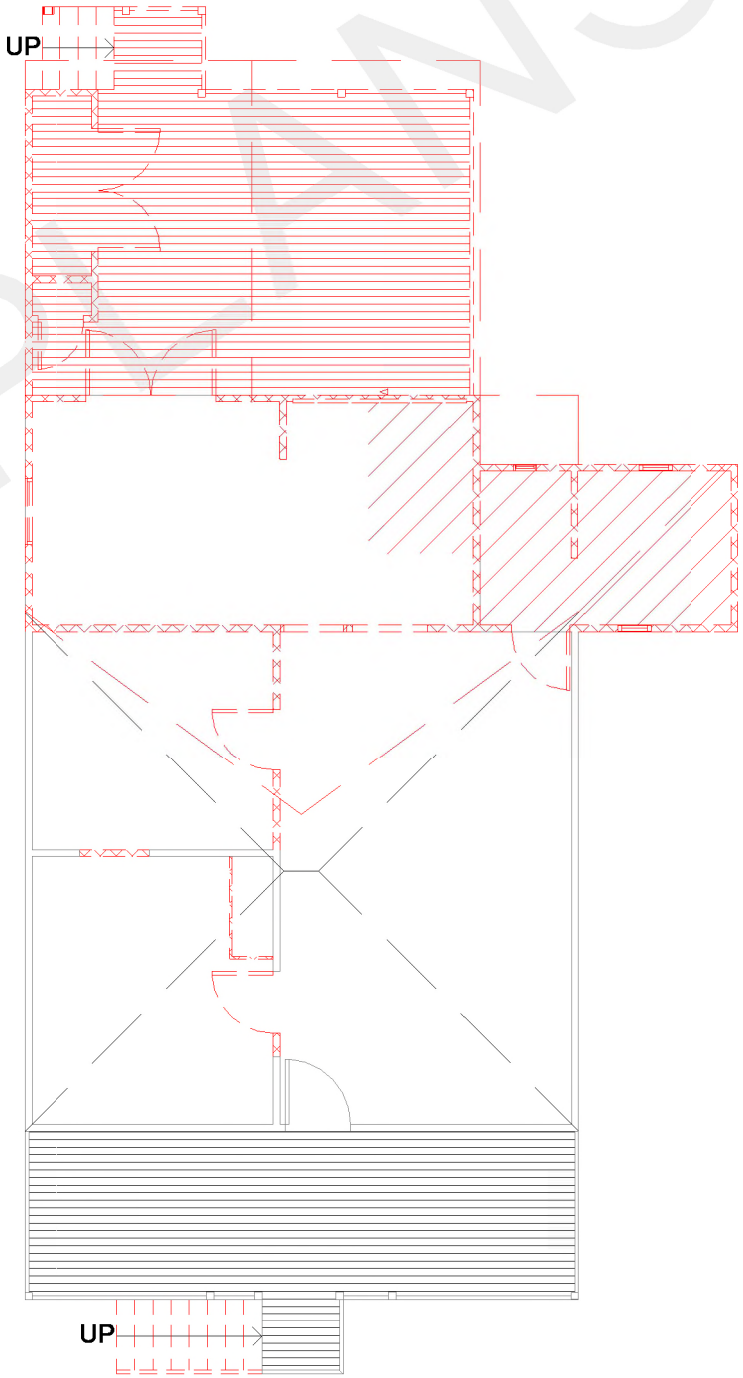
ALL DEMOLITION OF EXISTING WALLS,
BEARERS,COLUMNS,PIERS ETC TO BE
READ IN CONJUNCTION WITH THE
ENGINEERS PLANS.



1

Demo_GF

1 : 100



2

Demo_FF

1 : 100

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Project

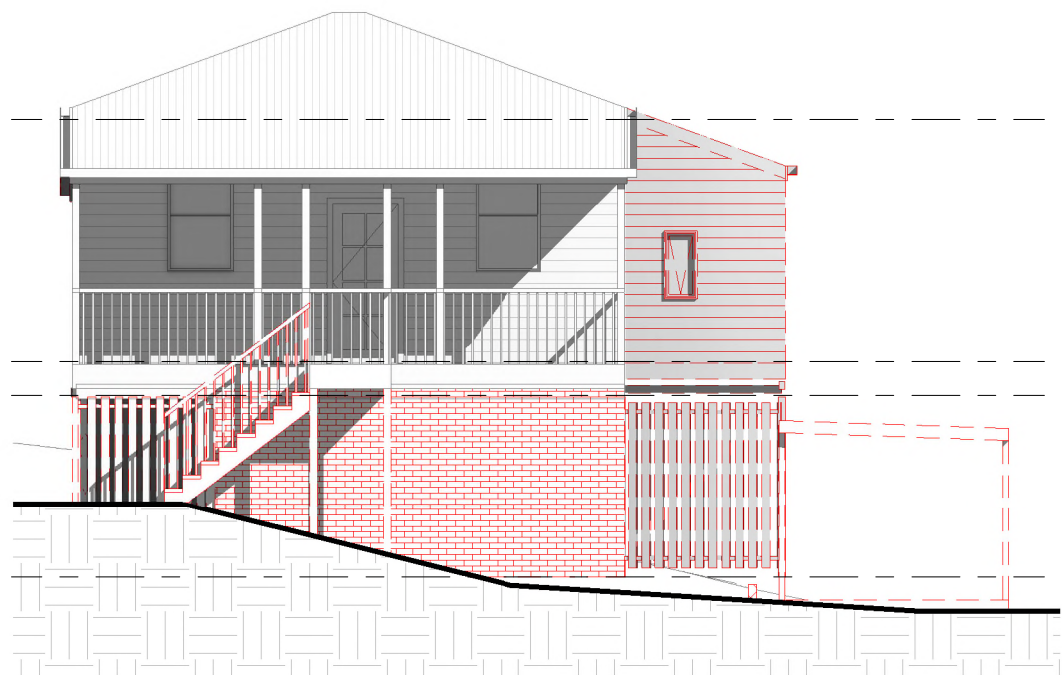
Raise & Build in
Under

Site

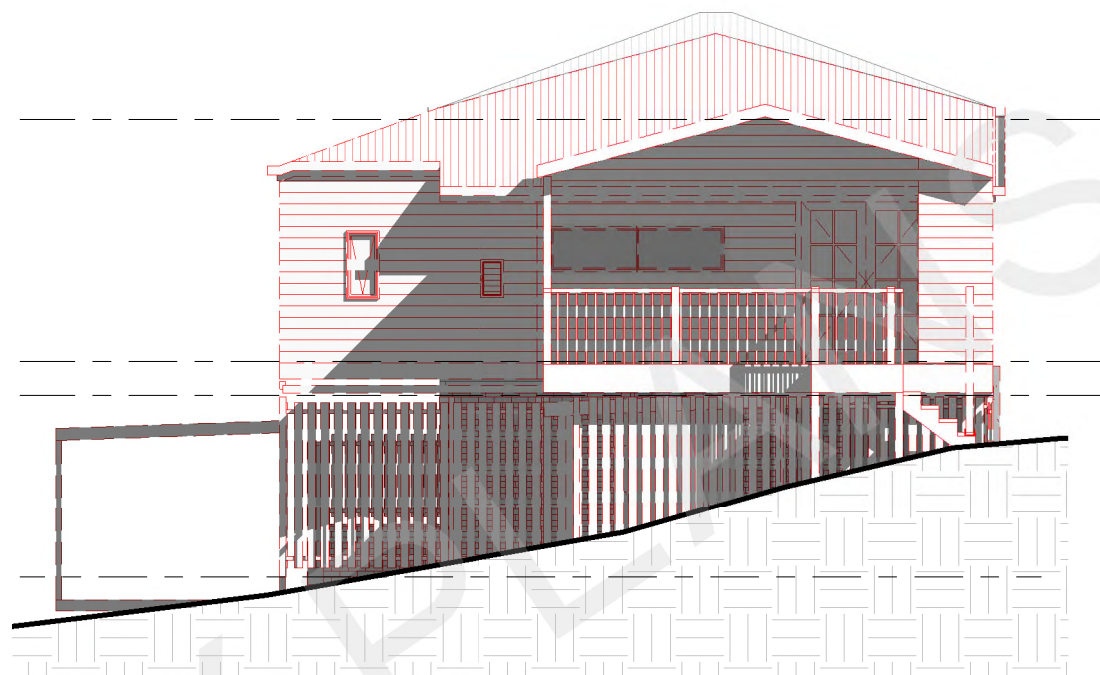
9 Emeline St,
Kelvin Grove

Demo Plans

Sheet Number	05
Project number	22170
Drawn by	JP
Checked by	JH
Wind Category:	N?
Scale	As indicated



1 Demo-Front Elev
1 : 100

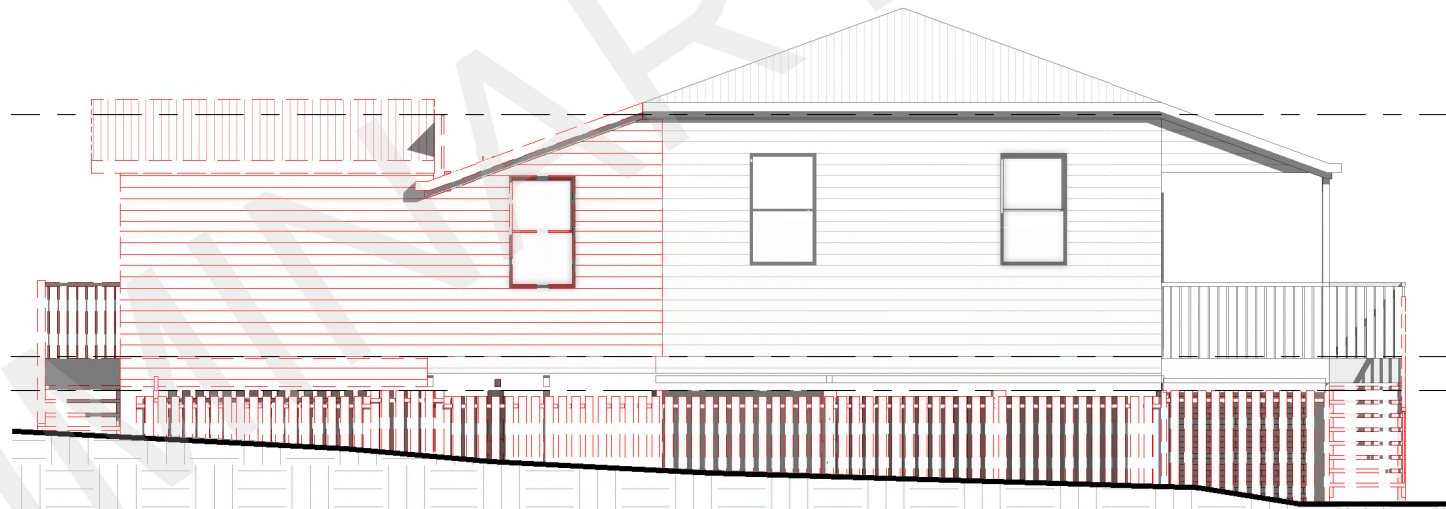


2 Demo-Rear Elev
1 : 100

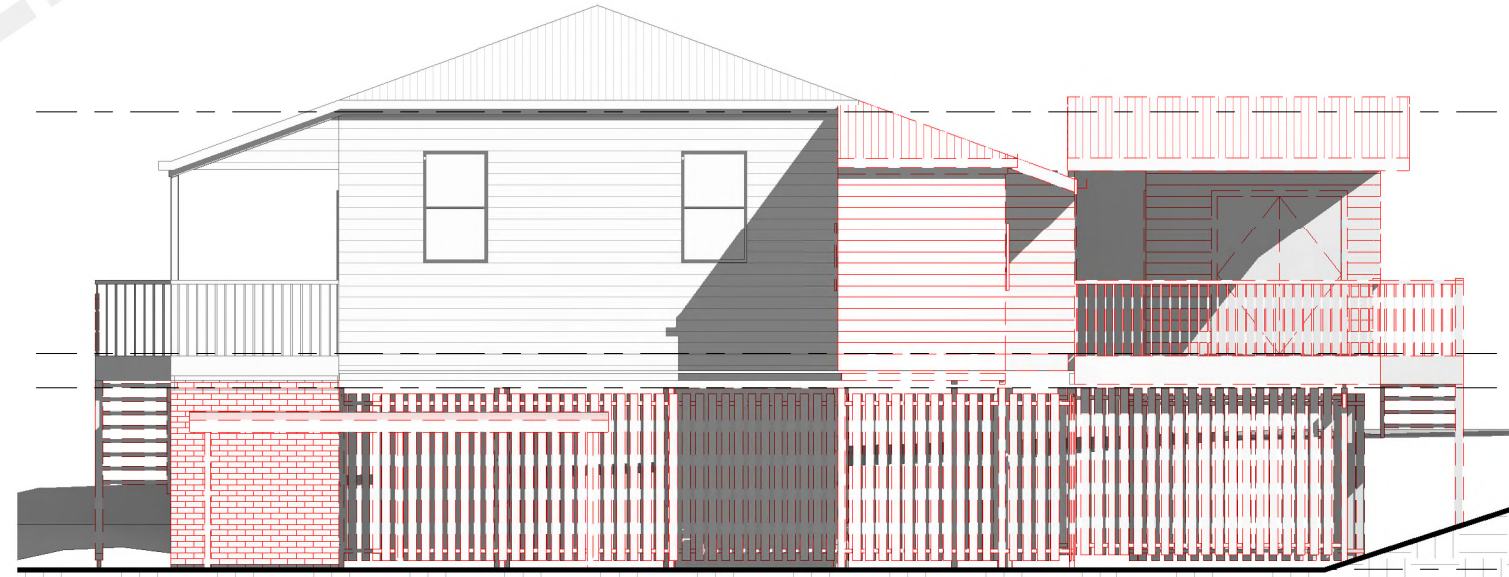
LEGEND:

 ALL HATCHED REGION IN RED WILL BE DEMOLISHED

ALL DEMOLITION OF EXISTING WALLS, BEARERS,COLUMNS,PIERS ETC TO BE READ IN CONJUNCTION WITH THE ENGINEERS PLANS.



3 Demo-Left Elev
1 : 100



4 Demo-Right Elev
1 : 100

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JMH DESIGN INNOVATIVE BUILDING DESIGN

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Project

Raise & Build in Under

Site

**9 Emeline St,
Kelvin Grove**

Demo Elev.	
Sheet Number	06
Project number	22170
Drawn by	JP
Checked by	JH
Wind Category:	N?
Scale	As indicated

A007107743

9/30/2022 1:38:52 PM

1 : 100

CONSTRUCTION NOTES:

ALL CONSTRUCTION METHODS TO BE READ IN ACCORDANCE WITH THE MOST CURRENT N.C.C. & RELEVANT AUSTRALIAN STANDARDS.

ALL LEVELS & DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO THE START OF ANY WORKS. ALL LEVELS & DIMENSIONS ARE TO BE READ IN CONJUNCTION WITH THE MOST CURRENT N.C.C. ABCB & RELEVANT AUSTRALIAN STANDARDS.

ALL WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. IF DIMENSIONS ARE MISSING PLEASE CONTACT THE PLAN DRAWERS.

ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH THE MOST CURRENT N.C.C. ABCB & RELEVANT AUSTRALIAN STANDARDS.

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL ENGINEERING DOCUMENTATION.

Alterations	85.6 m ²
Ground Floor	82.5 m ²
Garage	18.4 m ²
Deck	15.3 m ²
201.8 m ²	

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Ground Floor

7320 OVERALL

90 2280 90 640 90 90 2590 90

BATH LIN 1360 STAIRS/STO.

90 2280 90 90 90 2590 90

ROBE 1000 1000 ROBE

90 3370 90 3680 90

BED BED

3600 STAIRS 1000

NEW STAIRS UP 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

1500x1500

600x2700 XOX

BED

1000 1000

ROBE

VB

BATH

WC

SHR

STORE UNDER

UP 15 14 13 12 11 10 9

1 2 3 4 5 6 7 8

L'DRY

OHC

WM

DR

GLASS DOOR

600x900

600x1500

GLASS WALL

ENS

VB

WIR

500

HALL

820

820

100mm STEP DN

GARAGE

EXIST BEARER

2100 x 2400 GARAGE DOOR

108' APPR

600x1200

600x1200

600x1200

1500x870 DH

75x75x4.0 SHS COLUMN

SELECTED TIMBER SCREENING

UP 1 2 3 4 5 6 7 8 9 10 11

2640 STAIRS

885 190

75x75x4.0 SHS COLUMN

75x75x4.0 SHS COLUMN

75 3065 75 75 3030 75

925

4050 90 3000 90

BED GARAGE

90 1520 90 1400 90 950 90 3000 90

ENS WIR HALL L'DRY

7320 OVERALL

<u>WALL LEGEND:</u>	
EXISTING WALL	
	BLOCK WALL
	BRICK VENEER
	STUD WALL
	BRICK WALL
NEW WALL	
	BRICK VENEER
	STUD WALL
	BRICK WALL
	BLOCK WALL

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J. & S. Crouch

Raise & Build in Under

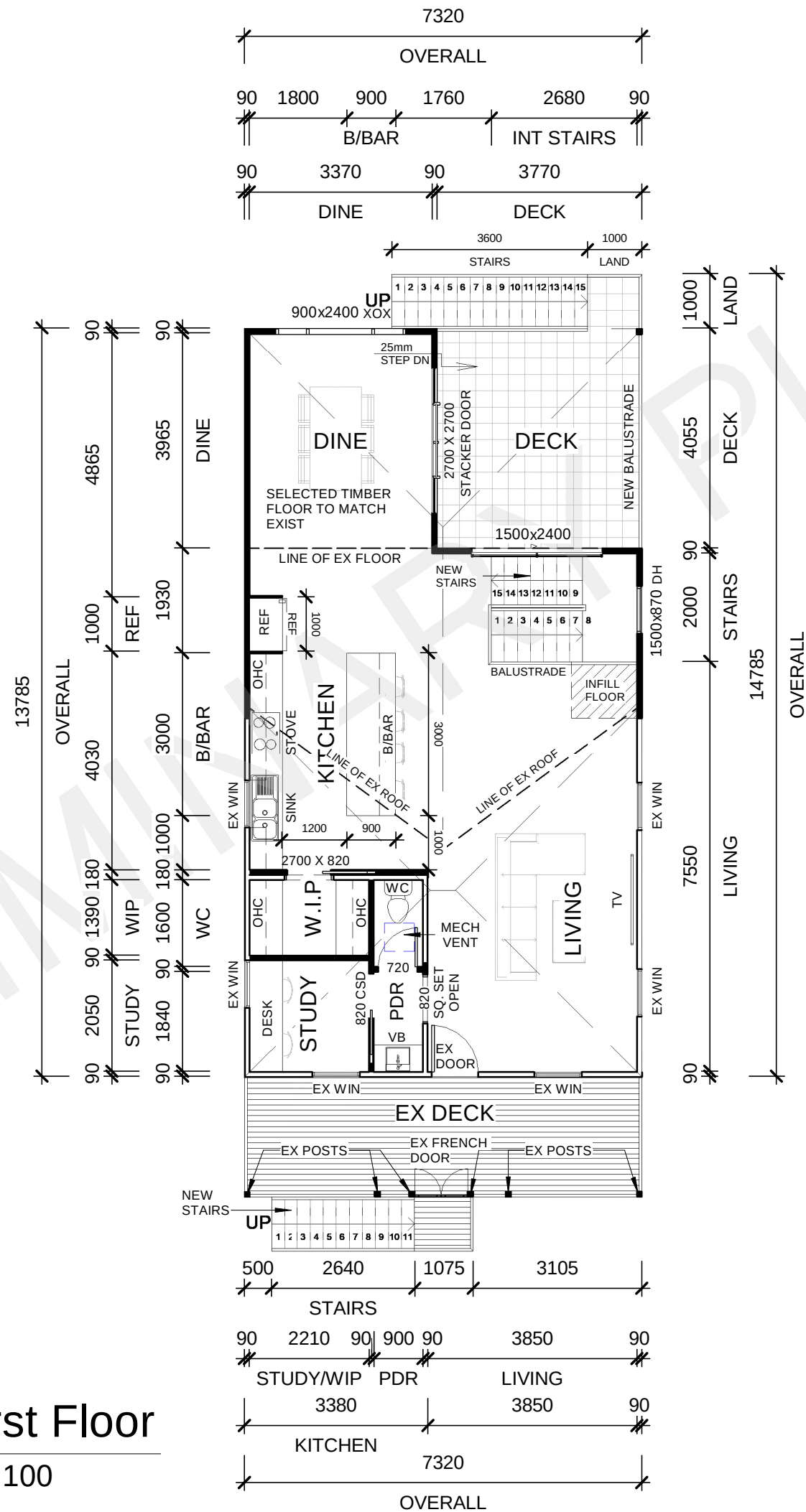
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Ground Floor

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Area Schedule	
Name	Area

Alterations	85.6 m ²
Ground Floor	82.5 m ²
Garage	18.4 m ²
Deck	15.3 m ²
	201.8 m ²



1 First Floor
1 : 100

LEGEND:	
WINDOWS	
DH	DOUBLE HUNG
CAS	CASEMENT
FG	FIXED GLASS
AWN	AWNING
XOX	SLIDING W/ FIXED
SW	SLIDING WINDOW
LVR	LOUVRE
OBS	OBSCURE GLASS
DOORS	
SD	SLIDING DOOR
FD	FRENCH DOOR
GSD	GLASS SLIDING DOOR
CSD	CAVITY SLIDING DOOR
BD	BARN DOOR
BF	BIFOLD DOOR
PF	PANELIFT DOOR
RB	ROBE DOOR
GD	GLASS DOOR

WALL LEGEND:	
EXISTING WALL	
	BLOCK WALL
	BRICK VENEER
	STUD WALL
	BRICK WALL
NEW WALL	
	BRICK VENEER
	STUD WALL
	BRICK WALL
	BLOCK WALL

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First Floor	
Sheet Number	09
Project number	22170
Drawn by	JP
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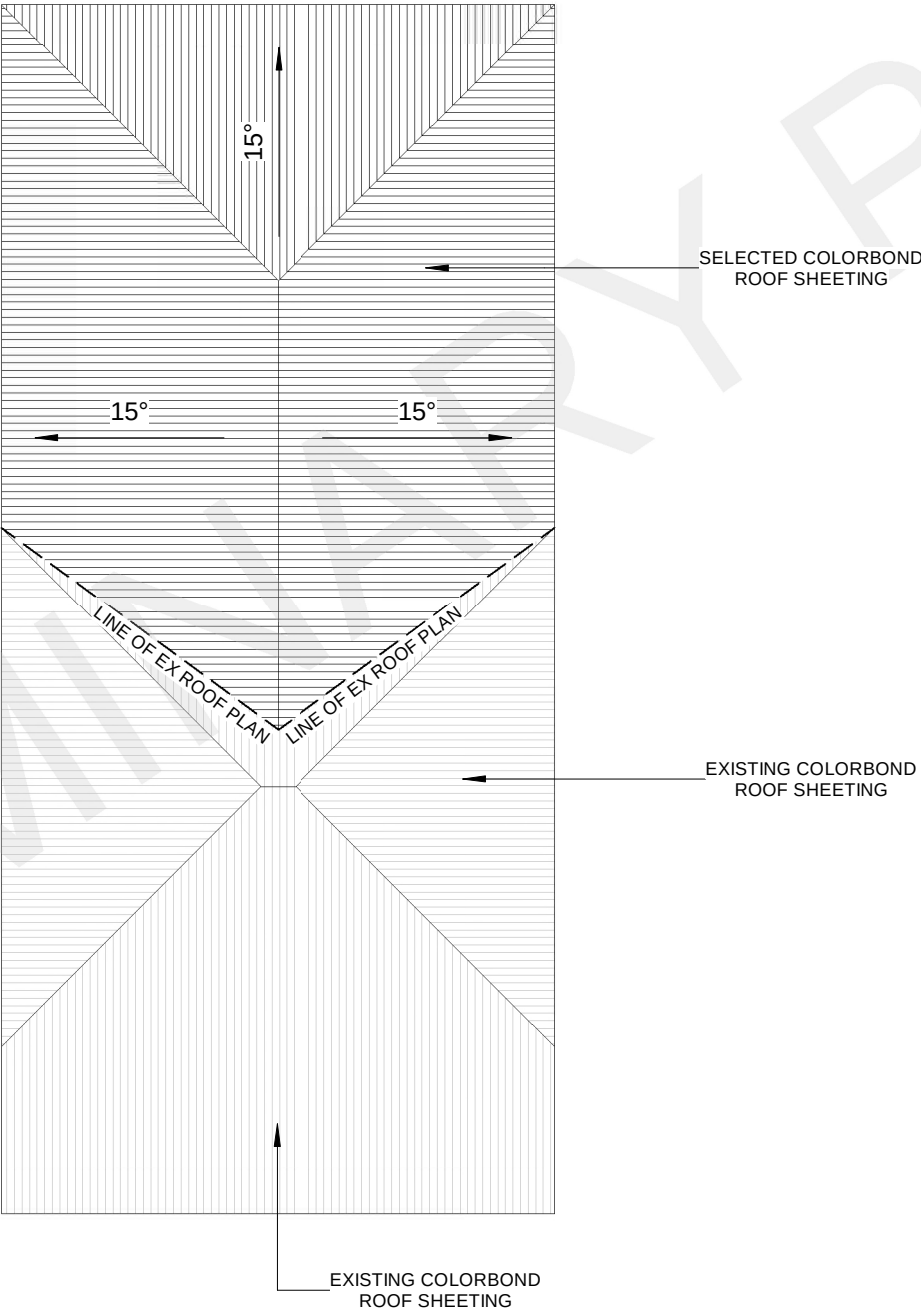
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Project
**Raise & Build in
Under**

Site
**9 Emeline St,
Kelvin Grove**

Roof Plan	
Sheet Number	10
Project number	22170
Drawn by	JP
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1 **Roof Plan**
1 : 100

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21/12/2022

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Project Raise & Build in Under

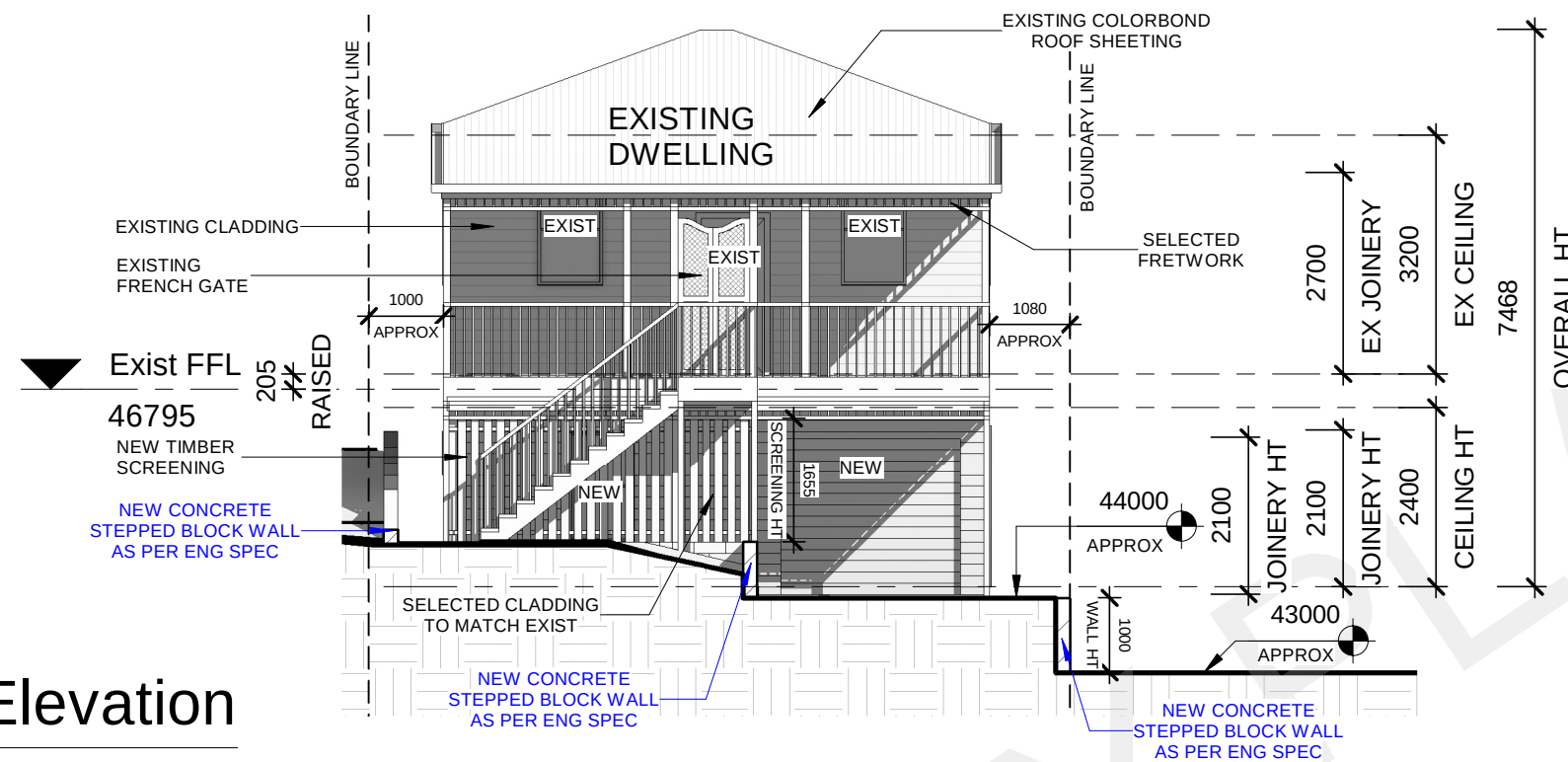
Site

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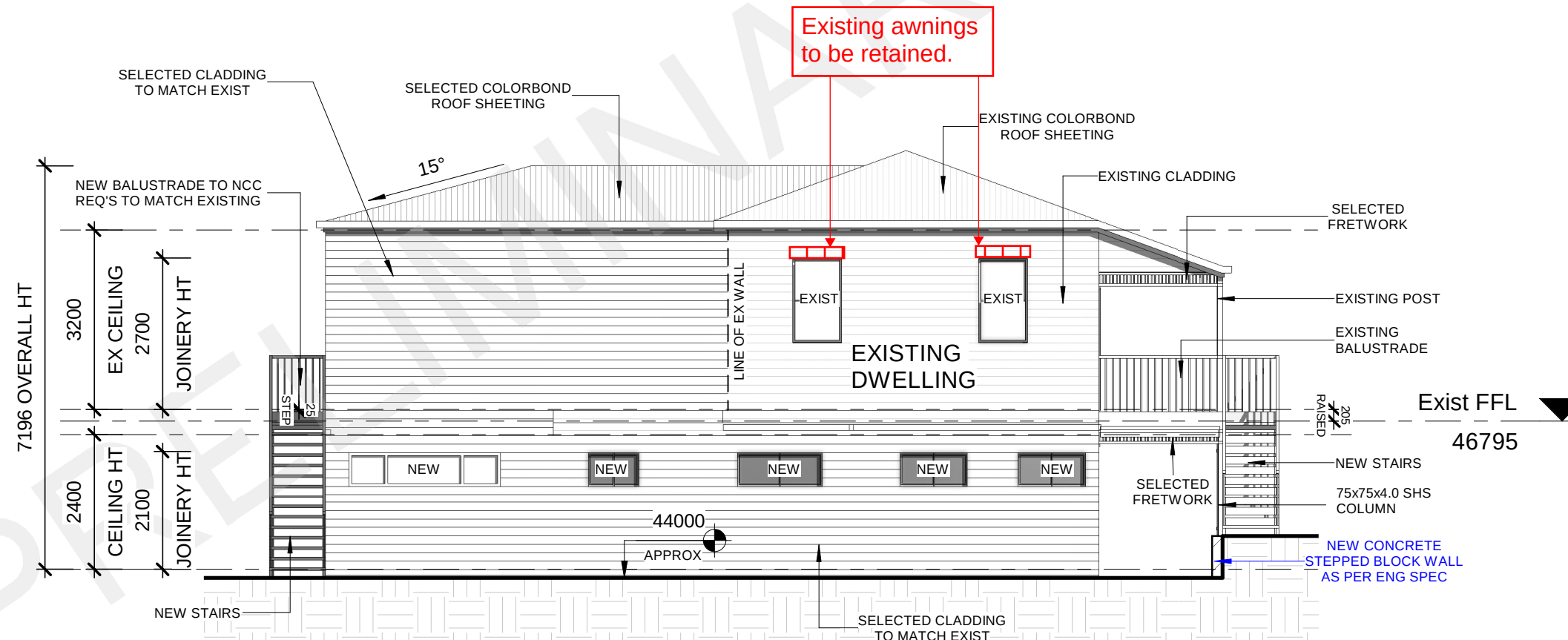
Elevations

Sheet Number	11
Project number	22170
Drawn by	JP
Checked by	JH
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Scale	As indicated

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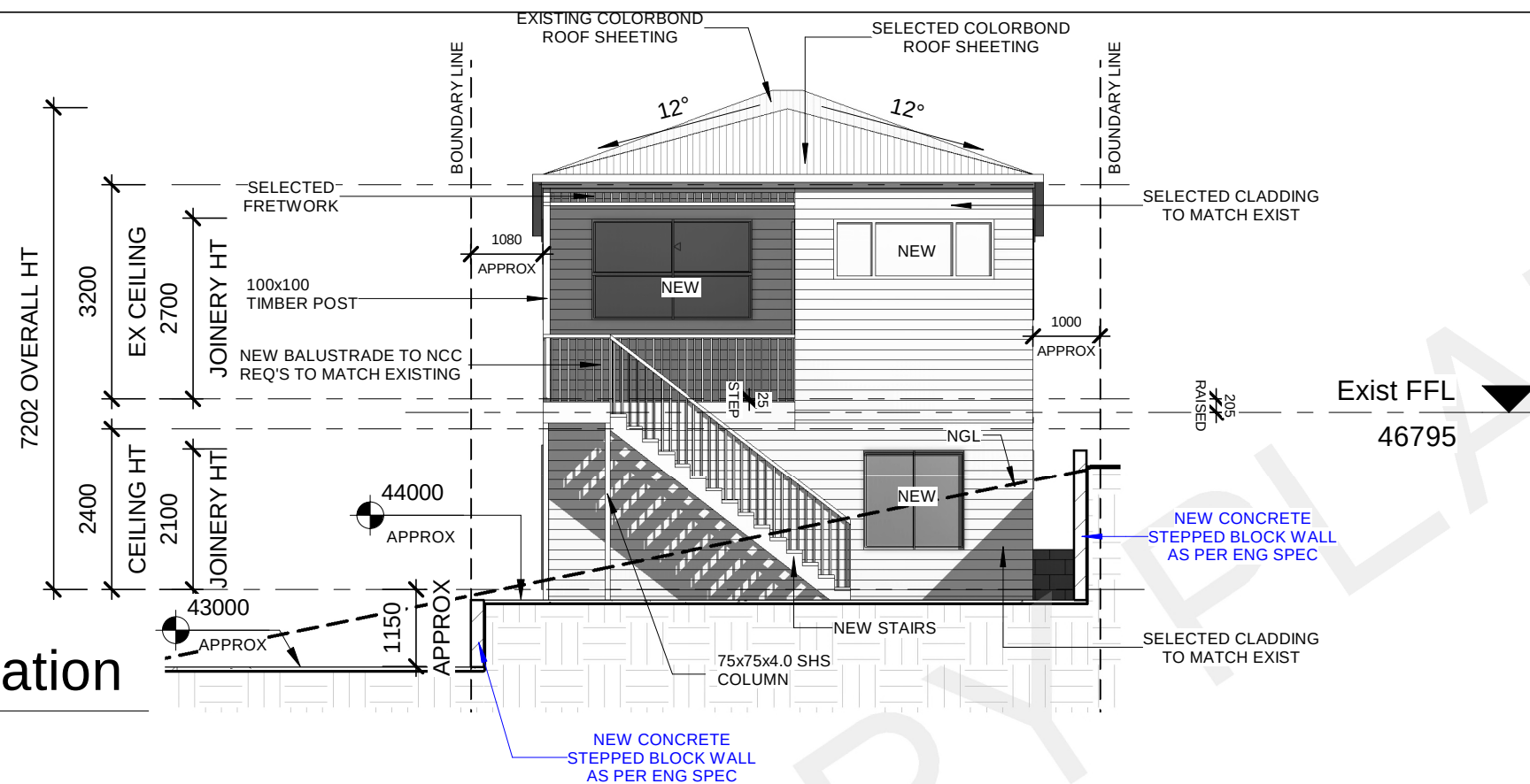
1 Front Elevation
1 : 100



2 Left Elevation
1 : 100

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Notes

All construction methods to be in accordance with the National Construction Code of Australia and all relevant Australian Standards.

All dimensions take precedence over scale.
All levels and dimensions to be verified on site.
All dimensions are written in millimetres U.N.O.

Client:

J. & S. Crouch

Project	
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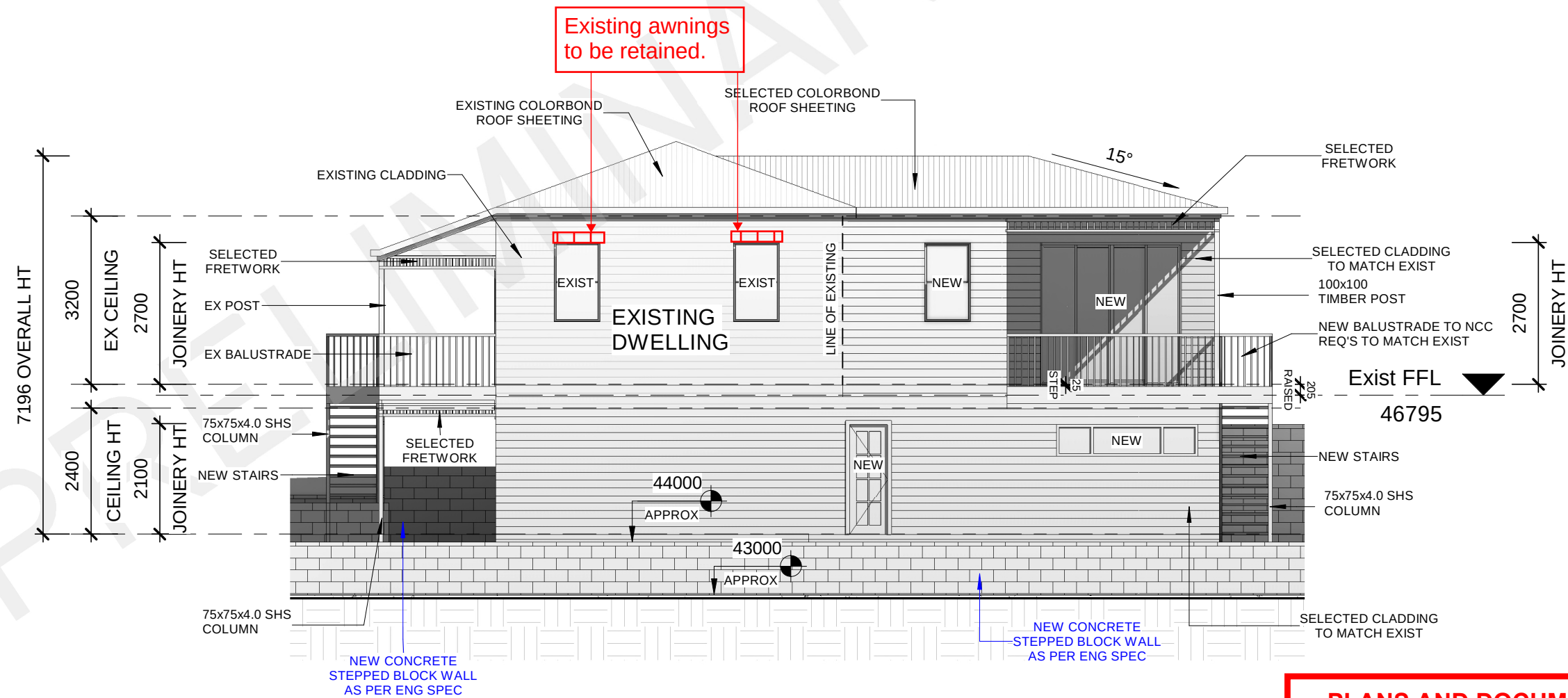
Raise & Build in Under

Site

9 Emeline St,
Kelvin Grove

Elevations

Sheet Number	12
Project number	22170
Drawn by	JP
Checked by	JH
Wind Category:	N?
Scale	As indicated



PLANS AND DOCUMENTS
referred to in the
APPROVAL

Dated: 23/12/2022

9/30/2022 1:39:02 PM